

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW". RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER DATE

THIS MAP HAS BEEN APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WASHINGTON. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE OFFICE OF THE CLERK OR WARREN COUNTY ON OR BEFORE:

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD ENGINEER DATE

PLANNING BOARD SECRETARY DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK DATE

OWNER:
RICHARD HUMMER JR (LOT 2) AND HARMONY SAND & GRAVEL INC (LOTS 13 & 14)
POB 277
BELVIDERE, NJ 07823

THE UNDERSIGNED INDIVIDUAL, UNDER THE LAWS OF THE STATE OF NEW JERSEY DO HEREBY DECLARE THAT THEY ARE THE PROPERTY OWNER AND HEREBY CONSENT TO THIS SUBDIVISION.

RICHARD HUMMER, JR. DATE

APPLICANT:
HARMONY SAND SOLAR FARM, LLC C/O GARY CICERO
125 HALF MINE ROAD, SUITE 300
RED BANK, NJ 07701

HARMONY SAND SOLAR FARM, LLC DATE

THIS NOTARIZATION IS FOR THE OWNER'S SIGNATURE SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF

NOTARY PUBLIC

PROPERTY OWNER'S LIST WITHIN 200' RADIUS

BLOCK 7, LOTS 2, 13 & 14
HARMONY TOWNSHIP
WARREN COUNTY, NEW JERSEY
JOB NUMBER: 2210466

CERTIFIED BY RICHARD MOTIYA, TAX ASSESSOR OF
HARMONY TOWNSHIP ON JUNE 30, 2021

BLOCK	LOT	PROPERTY OWNER
2	1	NORFOLK SOUTHERN CORP -TAXATION DEPT 3 COMMERICAL PLACE BX 209 NORFOLK, VA 23510
6	3.01	MURPHY, MI. FRANCIS & AMY GALLAGHER 3088 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
6	7	TIPTON, BRIAN R & NICOLE 3076 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
6	8	TIPTON, JAMES A & TONYA 3076 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
6	9	SCHWARTZ, ARTHUR 3073 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
6	10	SIROTNAK, TANYA M & KEITH R LOCKARD 3072 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
6	11	FRANCESCHINO, JOHN & BETH 3070 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
6	13	SMITH, PATRICK 3026 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
6	14	WERKHEISER, RICHARD & ALEXANDRA 3000 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
6	15	HEILMAN, JANE & WILLIAM 500 PHILADELPHIA RD EASTON, PA 18042
6	16	KELLY, BERNARD L III & DEBORAH L 3056 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
6	19.02	THE STATE OF NJ DEP 401 EAST STATE STREET TRENTON, NJ 08625
6	19.04	GUBITOSI, CHRISTOPHER A & SUSAN M 3046 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
6	19.05	ROTHROCK, STEVEN G & DEBRA L 3048 HUTCHINSON RIVER RD PHILLIPSBURG, NJ 08865
7	1	STAR O FARM, LLC 200 KOBOSING STATION RD PHILLIPSBURG, NJ 08865
7	1.01	HARMONY SAND & GRAVEL, INC PO BOX 277 BELVIDERE, NJ 07823

7	3	LAUBACH, E. GERALD & MICHELLE 225 REIDER RD PHILLIPSBURG, NJ 08865
7	3.01	BILUCHI, ROY J & PHYLLIS 3171 BELVIDERE ROAD PHILLIPSBURG, NJ 08865
7	10	KELS, KYLE C & JAVIS W 200 REIDER RD PHILLIPSBURG, NJ 08865
7	12	A PARADISE FARM, LLC 27 BLUEBERRY HILL RD NEWTON, NJ 07860
7	14.02	A PARADISE FARM, LLC 27 BLUEBERRY HILL RD NEWTON, NJ 07860
9	1	PANTUSO, CURT 233 FIDDLERS ELBOW RD PHILLIPSBURG, NJ 08865
9	10	REED, KETH & TERESA 1384 BELVIDERE RD PHILLIPSBURG, NJ 08865
9	10.01	LANGSTON, THOMAS D & PATRICIA 3194 BELVIDERE HWY PHILLIPSBURG, NJ 08865
9	11	GASPOLI, RYAN & KRISTIN 3178 BELVIDERE ROAD PHILLIPSBURG, NJ 08865
9	12	RAUB, JAMES M & MICHELLE LUCAS 3172 BELVIDERE ROAD PHILLIPSBURG, NJ 08865
		VERZON 540 BROAD STREET NEWARK, NEW JERSEY 07101
		AQUA NEW JERSEY 10 BLACK FOREST ROAD HAMILTON, NEW JERSEY 08691
		GPU ENERGY, INC. MADISON AVENUE AT PUNCH BOWL ROAD MORRISTOWN, NEW JERSEY 07960
		MERRILL CREEK OWNERS GROUP 34 MERRILL CREEK ROAD WASHINGTON, NEW JERSEY 07882
		SERVICE ELECTRIC CABLE TV, INC. 2260 AVENUE A BETHLEHEM, PENNSYLVANIA 18017
		TRANSCONTINENTAL GAS PIPE LINE CORPORATION 2800 POST OAK BOULEVARD POST OFFICE BOX 1396 HOUSTON, TEXAS 77251
		EMBARQ A&A CENTURY LINK 1201 WALNUT BOTTOM ROAD POST OFFICE BOX 1201 CARLISLE, PENNSYLVANIA 17013-0905



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

ZONING TABLE

USE: SOLAR PRODUCTION SYSTEM ZONES:

I-1 ZONE (INDUSTRIAL DISTRICT) - PERMITTED USE BY MJUL SECTION 40:55D-46 11- (WIND AND SOLAR FACILITIES PERMITTED IN INDUSTRIAL ZONES) BLOCK 21 (EXISTING LOT(S) 2, 13, & 14 (PORTION) PROPOSED LOT(S) 2 (PORTION), 3, 4, & 5 R-HB (RESIDENTIAL HISTORIC BUSINESS) - NOT PERMITTED (PORTION OF LOT 14) PROPOSED LOT 1 & 2 (PORTION)

APPLICANT/ OWNER INFORMATION

APPLICANT:
HARMONY SAND SOLAR FARM, LLC C/O GARY CICERO
125 HALF MINE ROAD, SUITE 300
RED BANK, NJ 07701

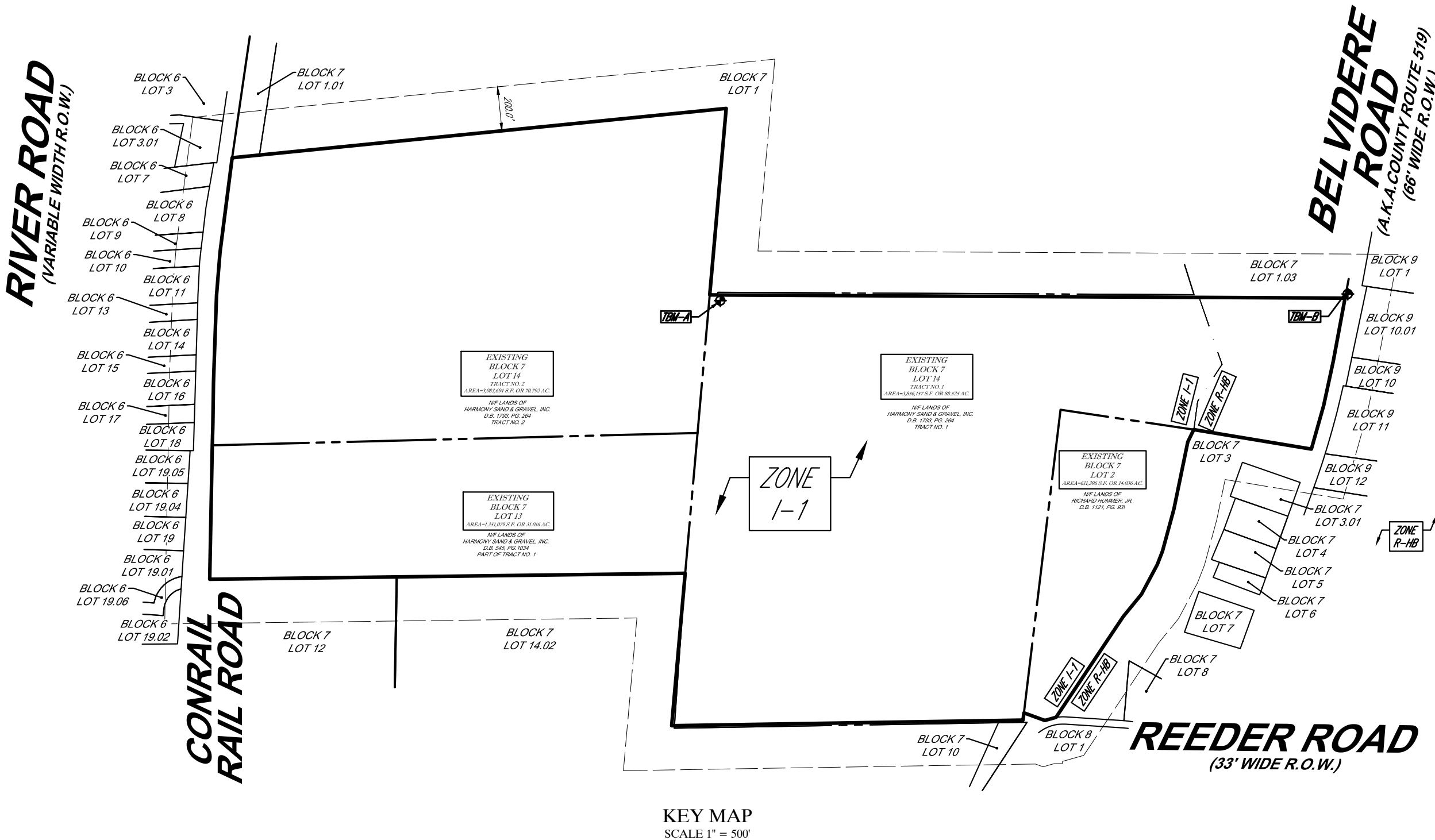
OWNER:
RICHARD HUMMER JR (LOT 2) AND HARMONY SAND & GRAVEL INC (LOTS 13 & 14)
POB 277
BELVIDERE, NJ 07823

BULK REQUIREMENTS

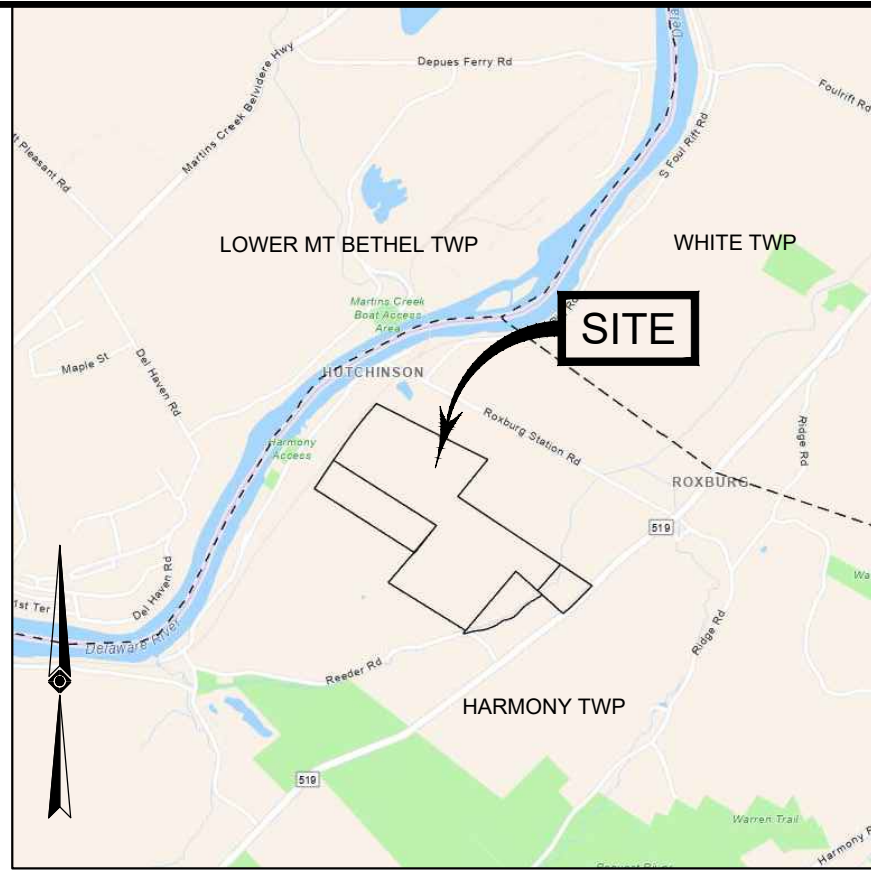
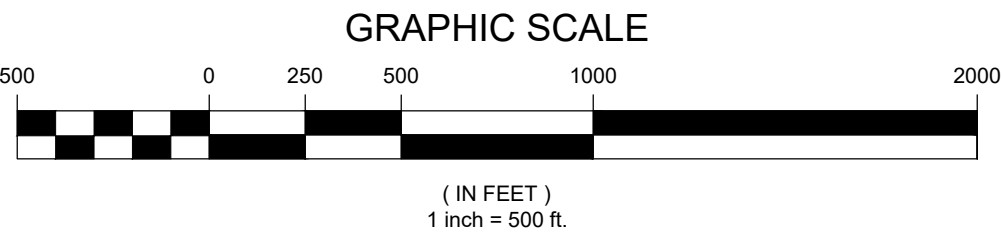
ITEM	CODE	PERMITTED	EXISTING LOT 2	EXISTING LOT 13	EXISTING LOT 14	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5
USE:			RESIDENTIAL USE: NOT PERMITTED (I-1 ZONE) (E)		QUARRYING USE: PERMITTED (I-1 ZONE) RESIDENTIAL USE: PERMITTED (R-HB) COMMERCIAL USE: PERMITTED (R-HB)	RESIDENTIAL USE: PERMITTED (R-HB) COMMERCIAL USE: PERMITTED (R-HB) SOLAR PRODUCTION SYSTEM USE: NOT PERMITTED (R-HB) (V) (FOR ACCESS TO PROPOSED LOTS 3 & 4)	RESIDENTIAL USE: NOT PERMITTED (I-1 ZONE) (E)	SOLAR PRODUCTION SYSTEM USE: PERMITTED (I-1 ZONE)	SOLAR PRODUCTION SYSTEM USE: PERMITTED (I-1 ZONE)	QUARRYING USE: PERMITTED (I-1 ZONE)
MIN LOT AREA	165 ATTACHMENT 1:4	5 AC	14.04 AC	31.02 AC	159.31 AC	8.32 AC	11.25 AC	126.97 AC	24.13 AC	33.68 AC
MIN LOT WIDTH	165 ATTACHMENT 1:4	500'	215' (E)	-	689'	689'	215' (E)	- (V)	- (V)	- (V)
MAX LOT COVERAGE	165 ATTACHMENT 1:4	5%	1.3%	-	0.50%	8.89% (V)	1.6%	0.09%	0.11%	0.43%
FRONT YARD SETBACK	165 ATTACHMENT 1:4	75'	343.3'	-	19.6' (E)	19.6' (E)	343.1'	N/A (V)	N/A (V)	N/A (V)
SIDE YARD SETBACK	165 ATTACHMENT 1:4	50'	24' (E)	-	3.6' (E)	3.6' (E)	180.9'	35.3' (V)	46.2' (V)	23.0' (E)
BOTH SIDE YARD SETBACK	165 ATTACHMENT 1:4	100'	204.9'	-	399.7'	399.7'	585.2'	139.9'	147.7'	897.2'
REAR YARD SETBACK	165 ATTACHMENT 1:4	75'	805.2'	-	23' (E)	362.5'	91.7'	101.1'	59.9' (V)	500.3'

KEY = (E) EXISTING NON-CONFORMITY; (V) VARIANCE REQUIRED

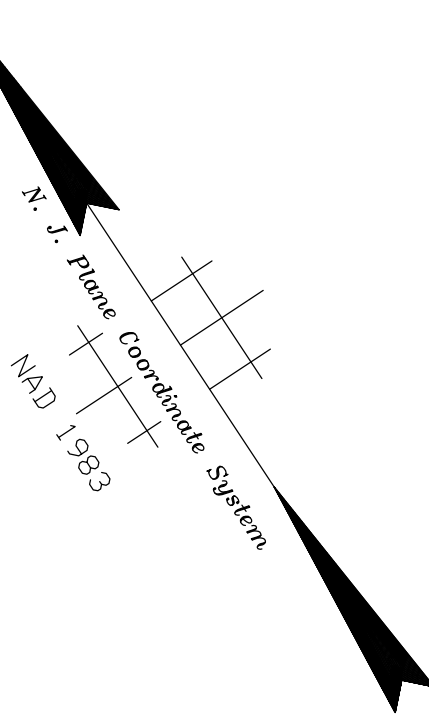
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY. SETBACKS ARE NOT SHOWN ON THIS PLAT. REFER TO PROPOSED SITE PLAN SET (REFERENCE #7)



KEY MAP
SCALE 1" = 500'



VICINITY MAP
©ESRI, USGS, US CENSUS BUREAU
(NOT TO SCALE)



NOTES:

- BOUNDARY INFORMATION IS SHOWN PER REFERENCE #8.
- AREA TOTAL = 8,902,326 SQUARE FEET OR 204.35 ACRES.
- PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY CONTROL POINT ASSOCIATES, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM UAV PHOTOGRAPHY. UAV PHOTOGRAPHY PERFORMED BY CONTROL POINT ASSOCIATES, INC. ON JANUARY 30, 2021. THIS DATA SET WAS PRODUCED TO COMPLY WITH THE AMERICAN SOCIETY OF PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=50'.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNET/GPS).
TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN GRAVEL ROAD ELEVATION = 325.23'
TBM-B: MAG NAIL SET IN GRAVEL ROAD ELEVATION = 312.03'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THIS SURVEY IS BASED ON A FIELD TRAVERSE WITH AN ERROR OF CLOSURE NOT LESS THAN ONE PART IN 10,000.

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF HARMONY, WARREN COUNTY, NEW JERSEY, SHEET #1 & 5.
- MAP ENTITLED "SURVEY 02011F PRESERVATION EASEMENT ON K-J FARM, TAX LOT 1, BLOCK 7, TOWNSHIP OF HARMONY, WARREN COUNTY, NEW JERSEY" PREPARED BY L.J. BRILL & ASSOCIATES, P.A. DATED SEPTEMBER 2, 2014.
- MAP ENTITLED "SURVEY FOR HARMONY SAND & GRAVEL, INC., HARMONY TOWNSHIP, WARREN CO., N.J." PREPARED BY ROBERT W. LEE ASSOCIATES, INC. DATED NOVEMBER 19, 1982.
- MAP ENTITLED "SKETCH PLAT FOR PROPOSED MINOR SUBDIVISION, TAX LOT 1 BLOCK 7, THE TOWNSHIP OF HARMONY, WARREN COUNTY, NEW JERSEY" PREPARED BY ALLEN NICHOLS, JR. LAND SURVEYOR DATED JANUARY 29, 2013.
- MAP ENTITLED "SURVEY 02011F PRESERVATION EASEMENT ON K-J FARM, TAX LOT 1, BLOCK 7, TOWNSHIP OF HARMONY, WARREN COUNTY, NEW JERSEY" PREPARED BY L.J. BRILL & ASSOCIATES, P.A. DATED SEPTEMBER 2, 2014.
- MAP ENTITLED "BOUNDARY, TOPOGRAPHIC, AND LOCATION SURVEY, BLOCK 7, LOTS 2, 13, & 14, 3183 BELVIDERE ROAD, TOWNSHIP HARMONY, WARREN COUNTY, STATE OF NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC. REVISION DATED MAY 24, 2022.
- MAP ENTITLED "PRELIMINARY / FINAL SITE PLANS, FOR HARMONY SANDS, SOLAR FARM, LLC, PROPOSED, SOLAR PANEL FIELD" PREPARED BY BOHLER ENGINEERING NJ, LLC., DATED 10-10-2021, LAST REVISED 10-14-2022 AS REV #5.

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NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

10-14-2022
DATE

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24504322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

FIELD BOOK NO.
02-22-2021
03-24-2021

FIELD BOOK NO.
20-34
21-01

FIELD BOOK PG.
127
134

FIELD CREW
E.M./D.C.
B.B.

DRAWN:
M.W./A.F.

REVIEWED:
M.W./K.G.

PRELIMINARY AND FINAL MAJOR SUBDIVISION - PLAT
BLOCK 7, LOTS 2, 13, & 14
3183 BELVIDERE ROAD
TOWNSHIP HARMONY, WARREN COUNTY
STATE OF NEW JERSEY

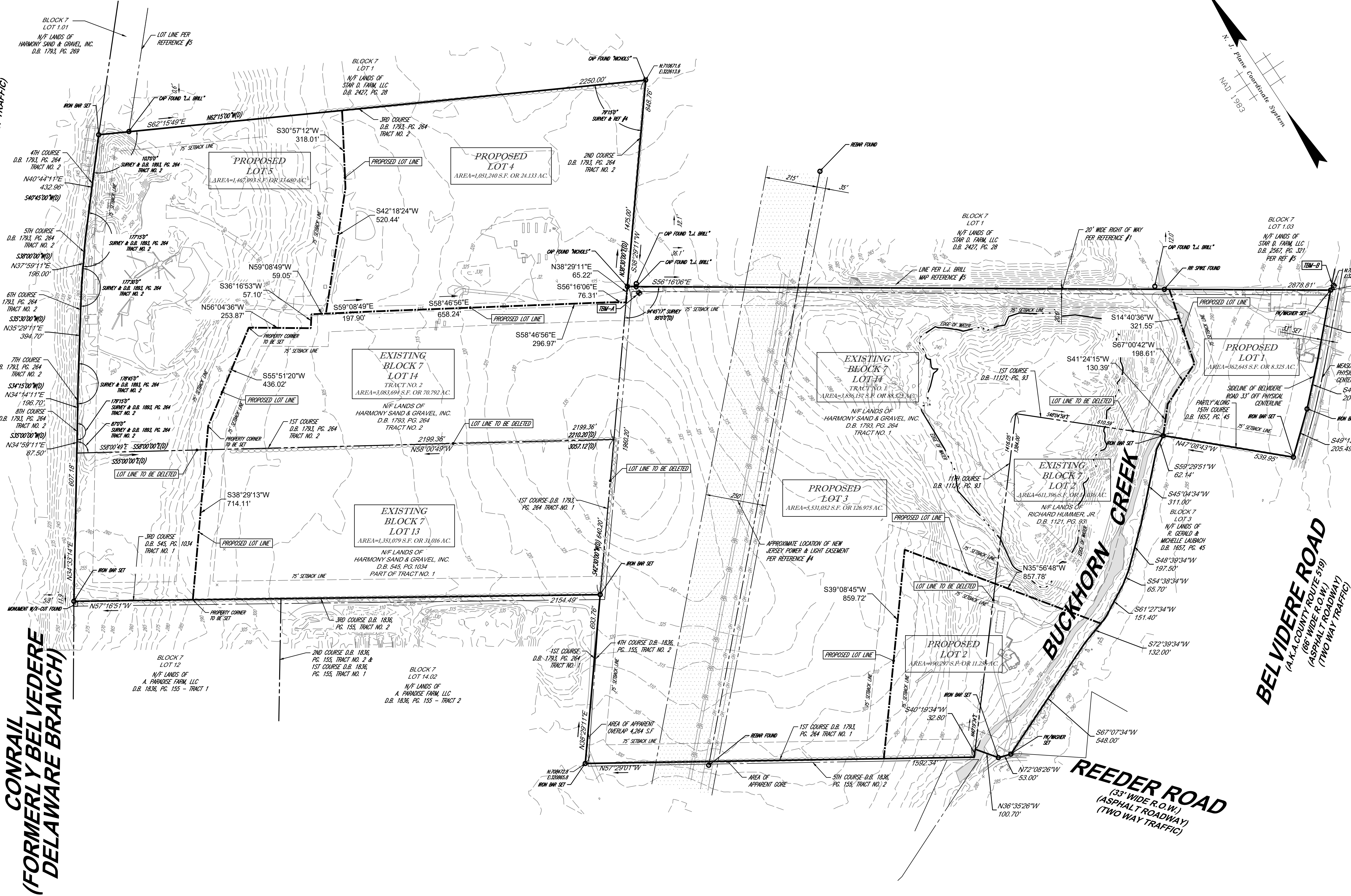
CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM

CHALFONT, PA 2157121800
NEW HAVEN, CT 203202090
MANHATTAN, NY 609260401
LONG BEACH, CA 562580401
SOUTH BORO, NJ 908580401
ALBANY, NY 518757000
ROCHESTER, NY 7162501760

FILE NO.
01-210039-00

DWG. NO.
1 OF 2

RIVER ROAD
(VARIABLE WIDTH R.O.W.)
(TWO WAY TRAFFIC)

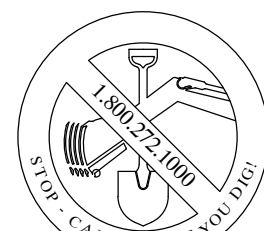


VICINITY MAP
©ESRI, USGS, US CENSUS BUREAU
(NOT TO SCALE)

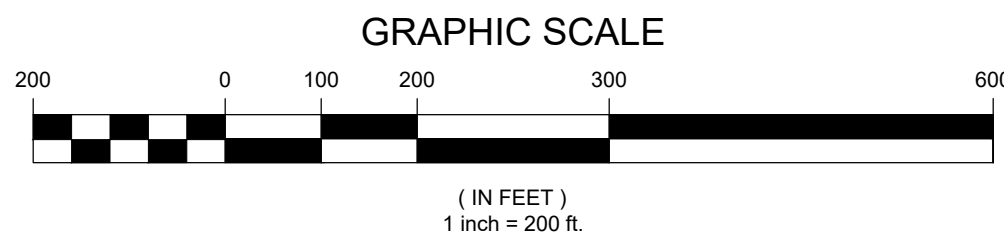
CONRAIL
(FORMERLY BELVIDERE
DELAWARE BRANCH)

BELVIDERE ROAD
(A.K.A. COUNTY ROUTE 519)
(166' WIDE R.O.W.)
(TWO WAY TRAFFIC)

REEDER ROAD
(33' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



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WITH RAISED IMPRESSION SEAL

10-14-2022
DATE

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

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02-22-2021
03-24-2021

FIELD BOOK NO.
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134

FIELD CREW
E.M./D.C.
B.B.

DRAWN:
M.W./A.F.

REVIEWED:
M.W./K.G.

PRELIMINARY AND FINAL MAJOR SUBDIVISION - PLAT
BLOCK 7, LOTS 2, 13, & 14
3183 BELVIDERE ROAD
TOWNSHIP HARMONY, WARREN COUNTY
STATE OF NEW JERSEY

CONTROL POINT
ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 • 908.668.9595 FAX
WWW.CPASURVEY.COM

CHARTERED: PA 215-712-8800
MT. LAUREL, NJ 08054-2099
MANHATTAN, NY 609-261-0411
LONG BEACH, NY 609-581-5441
SOUTHBOROUGH, MA 508-545-3001
ALBANY, NY 518-251-7001
BUXTEDE, NY 914-250-1792

FILE NO.
01-210039-00
DWS. NO.
2 OF 2